

**SORRENTO HILLS  
PUBLIC FACILITIES FINANCING PLAN**

**FISCAL YEAR 1997**

**JANUARY 1997**

**SORRENTO HILLS**

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**PUBLIC FACILITIES FINANCING PLAN**

(R-97-823)

RESOLUTION NUMBER R- 288441

ADOPTED ON MAR 17 1997

WHEREAS, City Council Policy 600-7 requires the Planning Commission to schedule concurrent public hearings to consider revisions to the Progress Guide and General Plan and any Community Plan in order to retain consistency between such plans; and

WHEREAS, the Planning Commission held concurrent public hearings on February 20, 1997, to consider amendments to the Sorrento Hills Community Plan, the Progress Guide and General Plan and North City Local Coastal Program (referred to herein collectively as "Plan Amendments"); and

WHEREAS, the Planning Commission also held a public hearing on February 20, 1997, to consider an amendment to the existing Sorrento Hills Public Facilities Financing Plan; and

WHEREAS, the Planning Commission approved and recommended adoption by the City Council of the Plan amendments and the amendment to the Sorrento Hills Public Facilities Financing Plan; and

WHEREAS, the amendment to the Sorrento Hills Community Plan may modify portions of the existing North City Local Coastal Program adopted on March 31, 1981, by Resolution No. R-253933; and

WHEREAS, the City Council has reviewed the proposed amendments and heard additional public testimony; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego that:

1. The City Council hereby approves that document entitled the Sorrento Hills

Public Facilities Financing Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 288441-1 , and rescinds the existing Sorrento Hills Public Facilities Financing Plan previously adopted by the City Council by Resolution R-285095 on December 6, 1994.

2. The City Council hereby approves the Sorrento Hills Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 288441-2 , and rescinds the existing Sorrento Hills Community Plan previously adopted by the City Council by Resolution R-285095 on December 6, 1994.

3. The City Council hereby approves the amendment to the Progress Guide and General Plan for The City of San Diego to incorporate the above-described Sorrento Hills Community Plan amendment.

4. The City Council hereby approves the amendment to the North City Local Coastal Program for The City of San Diego to incorporate the above-described Sorrento Hills Community Plan amendment.

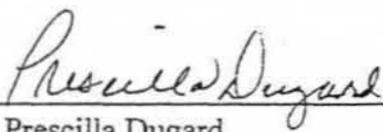
5. The Community and Economic Development Department is hereby authorized to submit the amendment to the North City Local Coastal Program to the California Coastal Commission to comply with the California Coastal Act of 1976.

6. The City Council finds that this comprehensive update of the Plan is consistent with the City's adopted Regional Growth Management Strategy, and directs the City Clerk to transmit a copy of this resolution to the San Diego Association of Governments in its capacity as the Regional Planning and Growth Management Review Board.

7. The Plan amendments will become effective within the coastal zone upon

California Coastal Commission certification of the amendment to the North City Local Coastal Program.

APPROVED: CASEY GWINN, City Attorney

By   
Prescilla Dugard  
Deputy City Attorney

PD:cdk  
02/10/97  
Or.Dept:Dev.Svcs.  
Case 95-0554  
R-97-823  
Reviewed by John Fisher

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# SORRENTO HILLS PUBLIC FACILITIES FINANCING PLAN

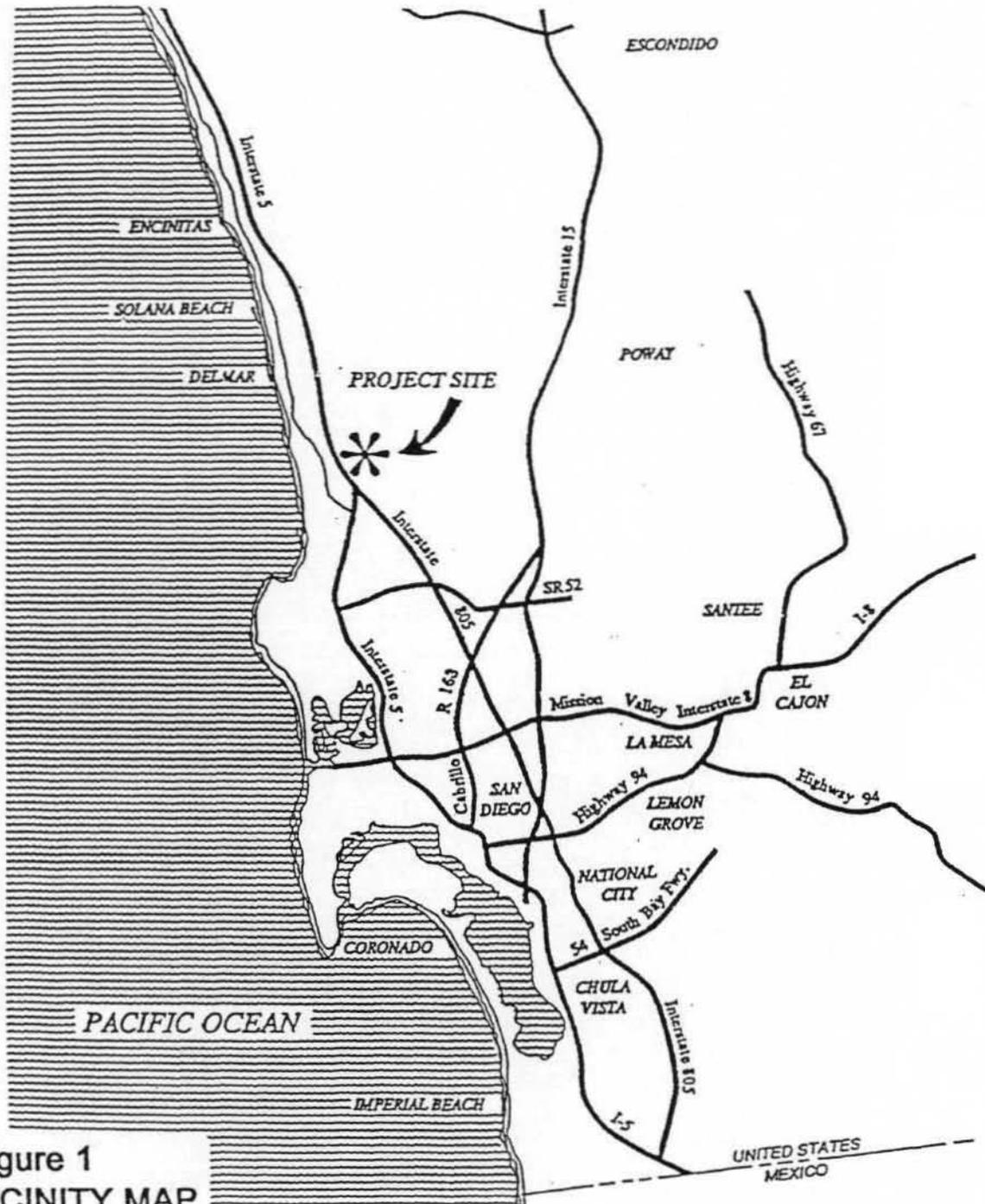


Figure 1  
VICINITY MAP

## SORRENTO HILLS

## I. INTRODUCTION

Financing of public facilities needed to accommodate the Sorrento Hills Community Plan will be accomplished in two ways. Improvements typically associated with specific developments will be financed through subdivision agreements between the individual developer and the City of San Diego. Public facilities of a regional nature which benefit areas beyond the Sorrento Hills Community Plan will be financed by means of a development agreement between the property owners within the Sorrento Hills Community Plan and the City of San Diego.

### Development Agreement

On May 15, 1989, the San Diego City Council adopted Ordinance NO. 0-17300 (effective on June 14, 1989) approving a Development Agreement between the developers of the Sorrento Hills Community Plan and the City. The agreement details the Sorrento Hills portion of costs for regional facilities shared with Phase 1 (North) and Phase 2 (South) of the Carmel Valley Community Plan. The Development Agreement allows a range of different land uses to be developed throughout the plan area, provided traffic thresholds are not exceeded.

### Scope of Report

San Diego City Council Policy 600-28 requires a Facilities Financing Program to be approved for developments in planned urbanizing areas. The most recent update to the Sorrento Hills Community Plan was adopted by the City Council as Resolution No. 285095-2 on December 6, 1994. In compliance with Council policy, the Sorrento Hills Public Facilities Financing Plan was also

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revised and adopted by the City Council on December 6, 1994, by Resolution R-285095-1. This report constitutes a revision to the prior Public Facilities Finance Plan by incorporating the proposed land use changes known as the Torrey Hills Project. It sets forth the major public facilities which will be needed over the next six years (1997-2002) when substantial buildout of the Sorrento Hills community is expected. The report also identifies the sources of funds needed to finance the needed facilities.

This Sorrento Hills Public Facilities Finance Plan is based on the land use plan detailed in the latest, revised community plan (Draft December 1996) and the conclusions of the Traffic Impact Analysis for Torrey Hills dated June 1996, with supplemental information dated December 1996. Approval of these companion documents by the City Council is pending. The Engineering and Development staff of the City has reviewed and approved these documents.

## II. PUBLIC FACILITIES FINANCING PLAN

### Development Forecast and Analysis

The Sorrento Hills Community Plan consists of single and multi-family residential, office, commercial, industrial and open space land uses. Table 1 provides a Development Schedule for these various land uses. Development of Sorrento Hills has been divided into "sections" which are consistent with the Development Agreement.

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# TABLE 1

## DEVELOPMENT SCHEDULES FOR SORRENTO HILLS

	Traffic Generation Factor	Units	ADT	Units	ADT
<b>Section I-IV (FY 1996-1998)</b>					
Single-Family Residential	10/DU	750	7,500	750	
Multi-Family Residential	8/DU	340	2,720	340	
Corporate Office	15/KSF	267,000	4,005	267,000	
Professional Office	20/KSF	312,000	6,240	312,000	
Industrial	15/KSF	323,000	4,845	323,000	
Retail Commercial	72/KSF	3,000	216	3,000	
Park	50/Acre	14.5	725	14.5	
	<b>TOTAL ADT</b>		<b>26,251</b>		<b>26,251</b>
<b>Section V (FY 1998-2000)</b>					
Single-Family Residential	10/DU	465	4,650	1,215	
Multi-Family Residential	8/DU	310	2,480	650	
Corporate Office	15/KSF	36,400	546	303,400	
Professional Office	20/KSF	163,000	3,260	475,000	
Visitor Serving Commercial	20/KSF	36,580	732	36,580	
Retail Commercial	72/KSF	117,000	8,424	120,000	
School	60/Acre	4	240	4	
	<b>TOTAL ADT</b>		<b>20,332</b>		<b>46,583</b>
<b>Section VI (FY 2001)</b>					
Single-Family Residential	10/DU	119	1,190	1,334	
Corporate Office	15/KSF	136,666	2,050	440,066	
Professional Office	20/KSF	239,000	4,780	714,000	
	<b>TOTAL ADT</b>		<b>8,020</b>		<b>54,603</b>

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## TABLE 1 (Continued)

### DEVELOPMENT SCHEDULES FOR SORRENTO HILLS

	Traffic Generation Factor	Units	ADT	Units	ADT
<b>Section VII (FY 2002)</b>					
Multi-Family Residential	8/DU	120	960	770	
Professional Office	20/KSF	236,000	4,720	950,000	
Industrial	15/KSF	77,000	1,155	400,000	
Retail Commercial	72/KSF	50,000	3,600	170,000	
	<b>TOTAL ADT</b>		<b>10,435</b>		<b>65,038</b>

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## Future Public Facility Needs

To accommodate development of the Sorrento Hills Community Plan, public facilities are required for transportation, parks and recreation, police, and sewer services. The locations of these projects are shown in Figure 2 and described in Table 2. Funding sources and financing details are provided in the following Capital Improvements Program project sheets.

The most significant public facilities needed to implement the plan are transportation facilities. In order to comply with the Development Agreement, land uses were selected to ensure that currently planned transportation facilities would be adequate.

In general, the Development Schedule presented in Table 1, for Sections I through VII, maintains the same transportation improvements as the adopted Sorrento Hills development schedule. However, overall development intensity has been reduced, with a corresponding reduction in external trips and peak hour traffic impacts.

## Public Facilities Financing

On May 15, 1989, the City Council adopted the Sorrento Hills Development Agreement by Ordinance No. 0-17300. The Development Agreement assures that adequate public facilities are provided as needed by the community. The agreement includes only projects whose costs are shared with the Carmel Valley community. Table 2 identifies these projects by indicating the "other" funding source as the Carmel Valley Facilities Benefit Assessment for Phase 1 (North) and Phase 2 (South). In addition, the Project Engineering Sheets in

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Part IV of this report cross-references the Carmel Valley project numbers. As indicated in the Development Agreement, the Sorrento Hills portion of these shared projects is a fixed percent of the actual project cost. However, due to part or all of the Sorrento Hills park requirements being met by the development of the Torrey Hills Neighborhood Park (48-12D) in the Sorrento Hills Community, Sorrento Hills contributions to the Carmel Valley Community Park-South (48-12A-1, 12A-2 AND 12A-3) and the Neighborhood Park-Carmel Valley Neighborhood 10 (48-12C) projects may be adjusted based on fair-share criteria for population based parks.

The financial assurance for other needed projects will be provided through subdivision agreements as the Sorrento Hills community develops.

### III. TRANSPORTATION PHASING PLAN

An analysis of the traffic related impacts of the Sorrento Hills plan has been made. The results are presented in the Traffic Impact Analysis for Torrey Hills prepared for AG Land Associates, LLC by Kimley-Horn and Associates, Inc. The analysis is dated June 7, 1996, and was revised to incorporate various City and applicant revisions in December 1996. The Traffic Impact Analysis, including revisions, is included in this Public Facilities Plan as Appendix A. The updated traffic analysis indicates that development of the Sorrento Hills Community can be implemented within the same phasing of transportation projects as reported in previous facilities financing plans.

A full description of the transportation phasing to implement the Sorrento Hills plan is presented in Table 3. The development thresholds for each section of Table 3 cannot be exceeded prior to assurance, to the satisfaction of the City

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Engineer, of the transportation facilities within that section. For example, in Section V (FY 1998-2000) a variety of development can occur (1,865 residential units and 1,257,980 SF of commercial, office, and industrial uses up to 46,583 ADT), but not be exceeded, after transportation facilities in all preceding Sections have been assured. As of December 1996 improvements in Sections I-IV have been assured to the satisfaction of the City Engineer, meaning the development threshold in Section V can be approached, but not exceeded at the present time.

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